

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

1 ACRE PARCELS ALCONA TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
013-120-000-001-01	E BLACK RIVER RD	8/26/2022	1.6	\$12,500	\$12,500	\$7,813	WD	ALCONA	69	\$12,500	50
			<u>1.6</u>			<u>\$12,500</u>	<u>\$7,813</u>				

1 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
072-170-000-053-00	5355 MT MARIA HILLS SPRUCE	3/24/2023	1.5	\$12,000	\$12,000	\$8,000		HAWES	8058	\$14,000	70
040-034-300-100-00	4934 W CEDAR LAKE RD GREEN	9/2/2022	1.3	\$15,000	\$15,000	\$11,538		GREENBUSH	37	\$18,000	PARTIAL
072-170-000-053-00	5658 MT MARIA HILLS SPRUCE	4/23/2023	1.5	\$11,000	\$11,000	\$7,333		HAWES	783	\$13,000	70%
040-005-400-010-00	F-30 GREENBUSH	12/27/2023	1.5	\$18,000	\$18,000	\$12,000		GREENBUSH	58	\$22,000	70%
023-150-000-038-41	MICHAEL DR HUBBARD LAKE	8/31/2023	1.38	\$10,750	\$10,750	\$7,790		CALEDONIA	908	\$17,600	PARTIAL
023-150-000-023-00	N BEAR SPRINGS RD HUBBARD LAKE		1.65	\$12,000	\$12,000	\$7,272		CALEDONIA	392	\$15,000	6000%
023-150-000-048-00	MICHAEL DR HUBBARD LAKE	10/20/2023	1.78	\$11,850	\$11,850	\$6,657		CALEDONIA	958	\$17,600	PARTIAL
072-191-000-154-00+	STUVE RANCH RD BARTON CITY	5/26/2023	1	\$5,500	\$5,500	\$5,500		HAWES	1812	\$7,500	10000%
092-101-000-045-00	579 W BIRCH RD	9/16/2022	1.77	\$14,000	\$14,000	\$7,919		MIKADO			
072-170-000-008-00	89 MT MARIA HILLS SPRUCE	5/25/2023	0.99	\$7,500	\$7,500	\$7,576		HAWES	745	\$10,000	70%
			<u>14.37</u>			<u>\$117,600</u>	<u>\$8,184</u>				
				\$7813+8184=15997/2=7999		\$7,999 ROUND UP TO \$8,000					
						8000*0.55=4400					
						1 ACRE USE \$8,000 PER ACRE					
						1 ACRE WET USE \$4400 PER ACRE					

1 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	COUNTY	Days on Market	LIST PRICE	% WOODED
033-010-000-001-50	GREEN VALLEY DRIVE	1/18/2022	1.07	\$9,900	\$9,900	\$9,252		ALPENA			
			<u>1.07</u>			<u>\$9,900</u>	<u>\$9,252</u>				
064-L10-000-079-00	N US 23 OSCODA	8/17/2023	1.16	\$27,500	\$27,500	\$23,706		IOSCO	68	\$29,900	70

1 ACRE PARCELS WET

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
023-230-000-028-03	HENRY SPRUCE	9/11/2019	1.76	\$3,500	\$3,500	\$1,989	WD	CALEDONIA	62	\$3,500	100
013-120-000-001-01	E BLACK RIVER RD	8/26/2022	1.6	\$12,500	\$12,500	\$7,813	WD	ALCONA	69	\$12,500	50
			<u>3.36</u>			<u>\$16,000</u>	<u>\$4,762</u>				

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

2-3 ACRE PARCELS ALCONA OR HAYNES TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	TOWNSHIP	YS ON MAR LIST	PRICE %	WOODED
080-007-200-015-26	E SHAW RD	9/9/2022	2.18	\$24,000	\$24,000	\$11,009	WD	HAYNES			
			2.18		\$24,000	\$11,009					

2-3 ACRE PARCELS ALCONA COUNTY

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	TOWNSHIP	YS ON MAR LIST	PRICE %	WOODED
021-003-300-010-01	BEAR SPRINGS RD	9/9/2022	2.89	\$50,000	\$50,000	\$17,301	LC	CALEDONI	28	\$52,200	70
092-100-000-003-00	588 KAHN DR MIKADO	8/18/2023	3.94	\$24,000	\$24,000	\$6,091		MIKADO	32	\$29,900	80
030-020-100-030-00	3504 SIX PACK TRAIL	9/8/2023	3.94	\$23,000	\$23,000	\$5,838		CURTIS	59	\$29,900	80%
041-301-000-050-00	2495 S YOUKON DRIVE	5/2/2023	2.21	\$13,000	\$13,000	\$5,882		GREENBUSH			
032-125-000-047-00	BRYANT RD	2/26/2024	2.01	\$15,000	\$15,000	\$7,463		CURTIS			
040-002-200-122-00	E F-30 GREENBUSH	2/2/2024	2.54	\$21,500	\$21,500	\$8,465		GREENBUSH			
072-170-000-046-00+	SITZMARK DR SPRUCE	4/9/2024	3.075	\$30,000	\$30,000	\$9,756		HAWES	347	\$37,500	CLEARED
021-003-300-010-01	BEAR SPRINGS RD	5/3/2023	2.89	\$46,000	\$46,000	\$15,917	WD	CALEDONI	60	\$46,000	70
040-002-200-122-00	E F-30 GREENBUSH	9/9/2022	2.54	\$12,000	\$12,000	\$4,724		GREENBUSH	42	\$14,900	80
			26.035		\$234,500	\$9,007					

11009+9007+9360=29376\3=9792

\$9792 ROUND UP TO \$9800

9,800*0.55=5390

2-3 ACRE USE \$9,800 PER ACRE

2-3 ACRE WET USE \$5390 PER ACRE

2-3 ACRE PARCELS SURROUNDING COUNTIES

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTE</u>	COUNTY	YS ON Market	PRICE %	WOODED
003-023-000-130-01	NHN RYAN RD ATLANTA	7/18/2023	3	\$25,000	25000	\$8,333		MONTMO	31	\$25,000	100
061-110-000-015-00	NHN CENTER ST	5/10/2024	3	\$34,000	\$34,000	\$11,333		PRESQUE I	23	\$34,900	50
006-	STITT LANE MIO	11/20/2024	3	\$26,000	\$26,000	\$8,667		OSCODA	111	\$30,000	80%
006-360-000-022-01	20545 N CTY RD 459	4/20/2022	3.5	\$32,000	\$32,000	\$9,143		MONTMO	29	\$30,000	60
			12.5		\$117,000	\$9,360					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

4-5 ACRE PARCELS ALCONA OR HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	IOC/NOTE	TOWNSHIPS	YS ON MARI	LIST PRICE	%WOODED
080-028-200-015-01	QUICK RD LINCOLN	1/3/2023	5.21	\$22,500	\$22,500	\$4,319	WD	HAYNES	171	\$22,500	NONE
			<u>5.21</u>		<u>\$22,500</u>	<u>\$4,319</u>					

4-5 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	IOC/NOTE	TOWNSHIPS	YS ON MARI	LIST PRICE	%WOODED
041-021-300-010-00	POOR FARM RD GREENBUSH	10/11/2022	5	\$19,901	\$19,901	\$3,980		GREENBU	27	\$19,900	100
060-010-400-066-00	E M72 HARRISVILLE	10/13/2023	5	\$20,000	\$20,000	\$4,000		HARRISVIL	81	\$23,000	90
120-110-012-210-00	N US 23	9/1/2022	5.67	\$22,500	\$22,500	\$3,968		HARRISVILLE CITY			
071-007-400-010-03	KIRCHIE IN WOODS	8/31/2022	5	\$27,000	\$27,000	\$5,400		HAWES			
091-034-400-060-00	ALVIN RD MIKADO	5/20/2022	5	\$32,000	\$32,000	\$6,400		MIKADO	49	\$29,900	30
			<u>25.67</u>		<u>\$121,401</u>	<u>\$4,729</u>					

\$4729 ROUND DOWN TO \$4700

4,700*0.55=2585

4-5 ACRE USE \$4,700 PER ACRE

4-5 ACRE WET USE \$2585 PER ACRE

071-025-400-005-02	1693 N F-41	6/6/2024	5	\$29,000	\$29,000	\$5,800		HAWES	218	\$29,900	60%
022-002-100-090-00	2461 FOREST HILLS DR SPRUCE	12/5/2024	5.59	\$19,500	\$19,500	\$3,488		CALEDONI	28	\$19,500	100%
060-016-400-020-00	4338 E CLARK RD	6/13/2024	5.05	\$38,000	\$38,000	\$7,545		HARRISVIL	44	\$38,000	PARTIAL
	2425 BUHL RD MIKADO	7/12/2024	5	\$30,000	\$30,000	\$6,000			52	\$34,970	90%
060-010-400-066-00	E M72 HARRISVILLE	7/5/2024	5	\$25,000	\$25,000	\$5,000		HARRISVIL	49	\$25,000	90
			<u>25.64</u>		<u>\$141,500</u>	<u>\$5,519</u>					

4-5 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	IOC/NOTE	COUNTY	ays on Mark	LIST PRICE	% WOODED
012-019-000-825-00	M-32 W	6/10/2022	4.37	\$22,000	\$22,000	\$5,034		ALPENA			
053-009-000-221-00	10472 HUBBARD LAKE RD	9/22/2023	5	\$30,000	\$30,000	\$6,000		ALPENA			
001-317-004-30	2400 RYNO RD LUZERNE	10/16/2023	5	\$24,500	\$24,500	\$4,900		OSCODA	37	\$24,500	50
062-016-400-008-00	MERTON RD OSCODA	6/24/2024	5	\$25,500	\$25,500	\$5,100		IOSCO	19	\$30,000	90
140-020-000-322-01	646 HIGHWAY ROGERS CITY	5/19/2023	4.7	\$19,000	\$19,000	\$4,042		PRESQUE	29	\$19,000	90
			<u>24.07</u>		<u>\$121,000</u>	<u>\$5,027</u>					

007-129-009-00	4698 W SIMMONS RD PICKFORD	1/14/2022	5	\$15,000	\$15,000	\$3,000		MACKINAC	60	\$15,000	100
007-129-009-00	4698 W SIMMONS RD PICKFORD	9/19/2023	5	\$18,000	\$18,000	\$3,600		MACKINAC	112	\$15,000	100

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

6-9 ACRE PARCELS ALCONA OR HAYNES TWP											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
013-140-000-010-01	US 23	8/16/2022	9.44	\$43,500	\$43,500	\$4,608		ALCONA	46	\$42,500	PARTIAL
080-003-100-015-00	US 23	5/13/2023	8.5	\$37,900	\$37,900	\$4,459	WD	HAYNES			
012-027-200-032-00	N US 23	11/24/2023	9	\$32,000	\$32,000	\$3,556	WD	ALCONA			
			26.94		\$113,400	\$4,209					

6-9 ACRE PARCELS ALCONA COUNTY											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
071-013-400-010-00		5/18/2022	9.95	\$40,000	\$40,000	\$4,020		HAWES			
070-012-200-005-00+W	MT MARIA RD SPRUCE	10/7/2022	6.12	\$30,000	\$30,000	\$4,901		HAWES	39	\$33,000	90
040-025-300-020-00	GREENBUSH	5/17/2024	6.4	\$27,000	\$27,000	\$4,218		GREENBUSH	265	\$28,400	70
			22.47		\$97,000	\$4,317					
4209+4317+4271=12797/3=4266					\$4266 ROUND TO 4250						
					4,250*0.55=2338						
							6-9 ACRE USE \$4250 PER ACRE				
							6-9 ACRE WET USE \$2,338 PER ACRE				

6-9 ACRE PARCELS SURROUNDING COUNTIES											
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
003-519-003-00	ROGERS RD FAIRVIEW	4/10/2024	7	\$32,000	\$32,000	\$ 4,571		OSCODA	16	\$32,000	90
140-019-000-179-00	LOOKOUT RD ROGERS CITY	4/10/2023	8.16	\$32,751	\$32,751	\$ 4,014		PRESQUE ISLE ROGERS	90	\$39,000	90
			15.16		\$64,751	\$4,271					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

10-19 ACRE PARCELS Alcona & Haynes TWP												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
080-014-400-024-07	US-23	9/21/2022	10.1	\$ 60,000	\$ 60,000	\$ 5,941	WD	HAYNES				
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100	
			29.62	\$ 125,000		\$ 4,220						

4220+4461=8681/2=4340

\$4340 ROUND UP TO \$4350

4350*0.55=2393

10-19 ACRE USE \$4350 PER ACRE

10-19 ACRE WET USE \$2,393 PER ACRE

10-19 ACRE PARCELS In Alcona County												
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED	
060-010-400-062-00		7/11/2022	10.01	\$ 50,000	\$ 50,000	\$ 4,995		HARRISVILLE				
060-015-400-005-05		7/26/2022	10.01	\$ 46,900	\$ 46,900	\$ 4,685		HARRISVILLE				
111-029-100-005-40		5/17/2022	10.33	\$ 44,900	\$ 44,900	\$ 4,347		MITCHELL				
071-029-100-005-05	877 E TAYLOR TRACK	10/27/2023	10.07	\$ 38,500	\$ 38,500	\$ 3,823		HAWES	38	\$38,500	80	
			40.42	\$ 180,300		\$ 4,461						

10-19 ACRE PARCELS SURROUNDING COUNTIES

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
004-122-000-090-06	15509 FELSNER RD HILLMAN	06/17/22	10.33	\$50,000	\$50,000	\$ 4,840		MONTMORENCY/HILLMAN	63	\$56,000	90
004-109-000-210-01	MURRAY ST HILLMAN	10/6/2023	10	\$ 30,000	\$ 30,000	\$ 3,000		MONTMORENCY/HILLMAN	10	\$24,000	90
003-001-013-09	#9 WALLACE DR FAIRVIEW	07/25/22	10.00	\$41,500	\$41,500	\$ 4,150		OSCODA/COMINS	53	\$43,000	100
			30.33		\$ 121,500	\$ 4,006					

10-19 ACRE PARCELS ALCONA & or HAYNES TWP WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
080-001-200-030-01		5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564		HAYNES			
012-015-400-013-00		3/18/2022	10.08	15000	15000	\$ 1,488		ALCONA			
012-022-400-060-05	E LAVERGNE RD	8/23/2023	10.71	20000	20000	\$ 1,867	WD	ALCONA			
080-001-200-030-03	N LAKESHORE DR	5/16/2022	16.3	\$ 25,500	\$ 25,500	\$ 1,564	WD	HAYNES			
			53.39		\$ 86,000	\$ 1,611					

WET

10-19 ACRE PARCELS ALPENA COUNTY WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>DOC/NOTES</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
022-036-000-061-00	15181 CARNEY RD LACHINE	12/5/2024	10	\$ 25,000	\$ 25,000	\$ 2,500	WD	HAYNES			
			10		\$ 25,000	\$ 2,500					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

20-29 ACRE PARCELS ALCONA & HAYNES TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-007-200-090-00	N US 23 SPRUCE	4/7/2023	19.52	65000	65000	3330		ALCONA	42	\$65,000	100
			19.52		\$ 65,000	\$ 3,330					

20-29 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
071-007-300-020-01+	KIRCHE IN THE WOODS SPRL	10/7/2022	20	\$ 64,000	\$ 64,000	\$ 3,200	MTG	HAWES	50	\$65,000	
071-007-400-015-01	KIRCHE IN THE WOODS SPRL	12/28/2023	25	\$ 75,000	\$ 75,000	\$ 3,000		HAWES	126	\$79,900	90
090-005-100-005-03	ADAMS ST MIKADO	11/18/2022	25	\$ 65,000	\$ 65,000	\$ 2,600	CASH	MIKADO	97	\$70,000	90
091-001-100-010-00	S FORYSTHE RD MIKADO	7/29/2022	20.06	\$ 75,000	\$ 75,000	\$ 3,739	MTG	MIKADO	66	\$75,000	100
101-005-400-006-32	N GARY WOHLFEIL TRL BART	10/10/2023	21.87	\$ 69,900	\$ 69,900	\$ 3,196	WD	MILLEN	102	\$69,900	90
	6507 SPRUCE RD SPRUCE	7/29/2023	24.5	\$ 60,000	\$ 60,000	\$ 2,449	CASH	CALEDONIA	44	\$59,970	20
040-009-400-005-01	S POOR FARM GREENBUSH	10/12/2023	20	\$ 85,000	\$ 85,000	\$ 4,250	CASH		85	\$89,900	100
091-012-400-005-00	2903 WISSMILLER RD MIKAC	7/7/2022	20	\$ 65,000	\$ 65,000	\$ 3,250	CASH	MIKADO	77	\$78,900	NONE
091-021-200-005-00		9/20/2022	20	\$ 34,000	\$ 34,000	\$ 1,700		MIKADO			
113-031-300-001-00	M-65 & M-72	1/23/2024	20.07	\$ 41,000	\$ 41,000	\$ 2,043		MITCHELL	198	\$44,900	ENTLY TIMBERED
113-036-300-005-01	W TRASK LAKE RD BARTON C	6/10/2022	25.83	\$ 69,000	\$ 69,000	\$ 2,671		MITCHELL	28	\$69,900	40
			242.33		\$ 702,900	\$ 2,901					

3330+2901+2667=8898/3=2966

\$2966 ROUND UP TO \$3000
3,000*0.55=1650

20-29 ACRE USE \$3,000 PER ACRE
20-29 ACRE WET USE \$1,650 PER ACRE

20-29 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
061-029-000-225-02	N KITTER RD OSSINEKE	3/28/2023	29	\$ 65,000	\$ 65,000	\$ 2,241	CASH	ALPENA/SANBORN	182	\$75,000	PARTIAL
062-002-300-001-00	INDIAN ROAD MIKADO	10/8/2024	23.7	\$ 75,000	\$ 75,000	\$ 3,165		IOSCO/OSCODA	148	\$79,000	100
007-124-000-080-00	20 LANDING RD HILLMAN	7/24/2023	20	\$ 64,900	\$ 64,900	\$ 3,245	MTG	MONTMORENCY	74	\$64,900	50
084-024-000-490-01	1395 DEER VALLEY RD ALPEN	5/12/2023	21	\$ 45,000	\$ 45,000	\$ 2,143		ALPENA/WILSON	17	\$34,900	90
			93.7		\$ 249,900	\$ 2,667					

20-29 ACRE PARCELS SURROUNDING COUNTIES WET

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTES	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
011-010-000-351-00	4220 s partridge pt rd	6/9/2021	26.23	\$ 31,000	\$ 31,000	\$ 1,182	LC	ALPENA			
010-148-003-25	M-148 GOETZVILLE	4/26/2023	20	\$ 28,000	\$ 28,000	\$ 1,400	CASH	CHIPPEWA	302	\$28,000	100
014-063-004-00	W MILLS RD BRIMLEY	10/10/2023	25	31250	31250	1250	MTG	CHIPPEWA	85	\$31,250	100
			71.23		\$ 90,250	\$ 1,267.02					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

30-39 ACRE PARCELS ALCONA TWP & HAYNES TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-035-400-005-05+	TRASK LAKE RD	7/19/2023	35	94900	\$94,900	\$2,711 CASH HAYNES	49	\$94,900	90
			35		\$94,900	\$2,711			

2711+2659+2743=8113/3=2704

\$2704 ROUND DOWN TO \$2700

30-39 ACRE USE \$2700 PER ACRE

2700*0.55=1485

30-39 ACRE WET USE \$1,485 PER ACRE

30-39 ACRE PARCELS ALCONA COUNTY

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
071-020-100-060-00+	TAYLOR RD LINCOLN	9/12/2024	30.08	85000	\$85,000	\$2,826 HAWES	57	\$89,900	90
071-020-100-100-00+	N TAYLOR RD LINCOLN	4/12/2024	30.09	75000	\$75,000	\$2,493 WD HAWES	106	\$87,900	60
			60.17	75000	\$160,000	\$2,659			

30-39 ACRE PARCELS SURROUNDING COUNTIES

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
084-025-000-350-00	3981 M-32 W	4/12/2022	36.79	95000	\$95,000	\$2,582 ALPENA			
032-008-000-510-00	ENGER RD POSEN	9/28/2023	37.5	120000	\$120,000	\$3,200 ALPENA/LONG RAPIDS	44	\$139,500	90
031-012-100-003-00	SCOTT RD TAWAS	4/12/2023	39	92000	\$92,000	\$2,359 IOSCO	97	\$92,000	60
004-026-000-020-00	PLEASANT VALLEY RD HILLN	9/20/2022	30	90000	\$90,000	\$3,000 MTG MONTMORENCY	96	\$90,000	80
061-030-000-520-00	W SCOTT RD	9/9/2022	35	92000	\$92,000	\$2,629 ALPENA	26	\$89,900	
			178.3	489000	\$489,000	\$2,743			

30-39 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u> <u>NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-015-300-005-00	BLACK RIVER RD	11/14/2020	36	47000	\$47,000	\$1,306 WD ALCONA	128	\$52,900	80
			36	47000	\$47,000	\$1,306			

Residential
402 VACANT LAND SALES (4/1/22-3/31/24)

40-49 ACRE PARCELS ALCONA TWP

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
012-007-400-010-01	N SAYERS RD	12/1/2023	40	\$140,000	\$140,000	\$3,500	WD	ALCONA			
080-019-300-060-00	F-41	1/31/2024	40	\$94,000	\$94,000	\$2,350	WD	HAYNES			
080-020-300-005-00	DOVILLE RD	9/27/2023	40	\$135,000	\$135,000	\$3,375	WD	HAYNES			
			120	\$83,900	\$369,000	\$3,075					
	2350+2207+2231=6788\3=2263			\$2263 ROUND DOWN TO \$2250							
					2250*0.55=1238						
080-020-300-005-00	DOVILLE RD	5/27/2021	40	\$83,900	\$83,900	\$2,098	WD	HAYNES			

40-49 ACRE USE \$2,250 PER ACRE

40-49 ACRE WET USE \$1,238 PER ACRE

40-49 ACRE PARCELS ALCONA COUNTY

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-012-200-030-00		5/6/2022	43.2	\$68,000	\$68,000	\$1,574		CALEDONIA			
040-016-100-100-00	S POOR FARM RD	4/9/2024	40	\$117,500	\$117,500	\$2,938		GREENBUSH	233	\$125,000	90
020-012-200-030-00	HUBBARD LAKE TRL	9/23/2024	43.2	\$71,500	\$71,500	\$1,655		CALEDONIA	419	\$75,000	100
071-026-400-025-00	SOMERS RD	1/26/2024	40	\$90,000	\$90,000	\$2,250		HAWES	230	\$99,000	100
071-020-300-010-00	MILLER RD	5/5/2023	40	\$95,000	\$95,000	\$2,375		HAWES	58	\$100,000	90
071-027-100-020-00	1777 MCCONNELL RD	4/4/2023	40	\$110,000	\$110,000	\$2,750		HAWES	190	\$119,500	60
050-016-400-005-00		11/7/2022	40	\$80,000	\$80,000	\$2,000					
			286.4	\$632,000	\$632,000	\$2,207					

40-49 ACRE PARCELS SURROUNDING COUNTIES

PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	C/NO	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
015-032-000-260	6501 BLOOM RD ALPENA	9/7/2022	40	\$82,250	\$82,250	\$2,056		ALPENA/ALPENA	26	\$82,500	90
030-023-000-030-00	E 638 HIGHWAY HAWKS	6/30/2022	40	\$80,000	\$80,000	\$2,000		PRESQUE ISLE/ BELKNAP	62	\$60,000	10
030-036-000-010-01	LAKE AUGUSTA HWY HAWKS	4/20/2022	40	\$82,500	\$82,500	\$2,062		PRESQUE ISLE/ BELKNAP	30	\$60,000	70
130-031-000-005-00	KAPALLA RD HAWKS	4/20/2022	40	\$91,500	\$91,500	\$2,288		PRESQUE ISLE/PULAWSKI	69	\$56,000	10
04-071-002-000-251-	LONG RAPIDS RD LACHINE	10/31/2023	40	\$110,000	\$110,000	\$2,750		ALPENA/WELLINGTON	41	\$127,500	70
052-0007-000-051-0-	COOK RD LACHINE	9/27/2023	40.96	\$120,000	\$120,000	\$2,930		ALPENA/OSSINEKE	35	\$120,000	90
110-019-100-002-00	TROUT TRAIL NATIONAL CITY	3/1/2024	40	\$85,000	\$85,000	\$2,125		IOSCO/WILBER	80	\$85,000	90
042-025-000-021-00	6900 HAKEN RD ALPENA	7/6/2022	40	\$72,000	\$72,000	\$1,800	WD	ALPENA/MAPLE RIDGE	22	\$75,000	90
042-017-000-351-07	LACOMB RD ALPENA	10/18/2022	40	\$82,000	\$82,000	\$2,050		ALPENA/MAPLE RIDGE	36	\$84,500	PARTIAL
			360.96	\$805,250	\$805,250	\$2,231					

40-49 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NO</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
071-002-000-251-01	LONG RAPIDS RD	4/15/2021	40	\$52,500	\$52,500	\$1,313	WD	ALPENA			
012-022-100-030-00	FONTAINE RD	3/16/2021	40	\$52,000	\$52,000	\$1,300	WD	ALCONA			
053-025-000-551-00	W SCOTT RD	3/8/2022	40	\$50,000	\$50,000	\$1,250	QC	ALPENA			
			120	\$154,500	\$154,500	\$1,288					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

50-79 ACRE PARCELS ALCONA & HAYNES TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NQ</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
080-015-400-015-00	BEATON RD	1/12/2024	58	\$165,000	\$165,000	\$2,845		HAYNES	133	\$174,000	70
	BLACK RIVER RUNS ALONG		58	\$165,000	\$165,000	\$2,845					

50-79 ACRE PARCELS ALCONA COUNTY

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NQ</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
022-011-100-070-00		1/20/2023	50.17	\$118,000	\$118,000	\$2,352		CALEDONIA	42	\$175,000	50
			50.17	\$118,000	\$118,000	\$2,352					

2345+2175=4520/2=2260

\$2260 ROUND DOWN TO \$2250

2250*0.55=1238

50-79 ACRE USE \$2250 PER ACRE

50-79 ACRE WET USE \$1238 PER ACRE

50-79 ACRE PARCELS SURROUNDING COUNTIES

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NQ</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
061-006-000-501-03	BEAVER LAKE RD	4/12/2022	51.82	\$99,900	\$99,900	\$1,928		ALPENA			
031-015-000-300-00	2350 BEAN CREEK RD	11/22/2024	59.6	\$130,000	\$130,000	\$2,181		ALPENA	71	\$136,000	90
142-029-000-014-01	W AIRPORT RD ROGERS CITY	7/5/2023	60	\$143,000	\$143,000	\$2,383		PRESQUE ISLE	69	\$149,500	90
			171.4	\$372,900	\$372,900	\$2,175					

50-79 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>C/NQ</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
013-025-000-520-00	4200 BLOOM RD ALPENA	7/16/2024	78.48	\$115,000	\$115,000	\$1,466		ALPENA	21	\$105,000	80
071-005-200-010-00	E SUCKER CREEK RD	11/12/2020	50	\$50,000	\$50,000	\$1,000	LC	ALCONA			
			128.5	\$165,000	\$165,000	\$1,284					

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

80-99 ACRE PARCELS HAYNES TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
			0	\$0	\$0	#DIV/0!				
080-014-300-045-00	BEATON RD	5/14/2024	80	\$224,000	\$224,000	\$2,800	HAYNES	370	\$247,900	80

80-99 ACRE PARCELS ALCONA COUNTY

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>±/NO</u> TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
020-015-400-005-00		10/28/2022	80	\$159,000	\$159,000	\$1,988	WD CALEDONIA			
020-012-200-040-00		10/28/2022	88.2	\$189,000	\$189,000	\$2,143	LC CALEDONIA	185	\$189,000	100
113-002-100-005-00		9/19/2023	84	\$130,000	\$130,000	\$1,548	LC MITCHELL	182	\$142,500	50
			252.2	\$478,000	\$478,000	\$1,895				

1895+1899=3794/2=1897

\$1897 ROUND UP TO \$1900

80-99 ACRE USE \$1900 PER ACRE

80-99 ACRE WET USE \$1045 PER ACRE

1900*0.55=1045

80-99 ACRE PARCELS SURROUNDING COUNTIES

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>±/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
060-015-300-002-00+	WINN RD GLENNIE	3/13/2024	81.8	\$154,000	\$154,000	\$1,883				
083-022-000-485-03	M-32 W	3/30/2023	98.5	\$200,000	\$193,601	\$1,965	WD ALPENA			
042-034-000-490-00	DIETZ RD	5/28/2021	81.71	\$150,000	\$150,000	\$1,836	WD ALPENA/MAPLE RIDGE			
			262.01	\$504,000	\$497,601	\$1,899				

80-99 ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>±/NO</u> COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
005-007-001-00	CARIBOU LAKE RD	9/29/2023	80	\$89,000	\$89,000	\$1,113	CHIPPEWA	81	\$89,900	70
			80	\$89,000	\$89,000	\$1,113				

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

100+ ACRE PARCELS ALCONA TWP

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>IOC/NOTE</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
011-020-100-015-00+	5400 N SCHOOL RD	11/22/2021	240	\$410,000	\$410,000	\$1,708	WD	ALCONA	88	\$468,000	80
			240	\$410,000	\$410,000	\$1,708					

100+ ACRE PARCELS ALCONA COUNTY

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>IOC/NOTE</u>	TOWNSHIP	DAYS ON MARKET	LIST PRICE	%WOODED
112-014-100-005-02		2/21/2023	240	\$380,000	\$380,000	\$1,583	WD	MITCHELL			
			240	\$380,000	\$380,000	\$1,583					
	1583+1735=3318/2=1659		\$1659 ROUND DOWN TO \$1650								
					1650*0.55=908						
1650*.85=1403	640 PLUS ACRES HAS AN APPROXIMATLY 15% DECREASE IN VALUE DUE TO EXCESSIVE SIZE										

100+ ACRE USE \$1650 PER ACRE
100+ ACRE WET USE \$908 PER ACRE
640 acres + USE \$1400 and \$770 WET

100+ ACRE PARCELS SURROUNDING COUNTIES

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>IOC/NOTE</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
012-019-000-525-00+	TAMARACK RD ALPENA	3/31/2022	108	\$165,000	\$165,000	\$1,528	WD	ALPENA/ALPENA	23	\$159,900	90
003-007-001-10	E HELMER LAKE RD	9/2/2022	160	\$300,000	\$300,000	\$1,875		OSCODA/COMINS	167	\$325,000	80
			268	\$465,000	\$465,000	\$1,735					

100+ ACRE PARCELS WET

<u>PARCEL #</u>	<u>ADDRESS</u>	<u>DATE</u>	<u>ACRES</u>	<u>PRICE</u>	<u>ADJ S.P</u>	<u>PRICE/A</u>	<u>IOC/NOTE</u>	COUNTY	DAYS ON MARKET	LIST PRICE	%WOODED
060-008-000-003-01+	BOLTON RD POSEN	4/2/2024	120	\$137,000	\$137,000	\$1,142		PRESQUE ISLE	55	\$144,000	70
			120	\$137,000	\$137,000	\$1,142					

PARCELS WET VS DRY PRICE COMPARASION

<u>ACRES</u>	<u>PRICE OF DRY LAND</u>	<u>PRICE OF WET LAND</u>	<u>DIFFERENCE WET/DRY</u>
1 ACRE	8000	4762	0.60
2-3 ACRE	9800		
4-5 ACRE	4700	3600	
6-9 ACRES	4250		
10-19 ACRES	4350	2050	0.47
20-29 ACRES	3000	1267	0.42
30-39 ACRES	2700	1306	0.48
40-49 ACRES	2250	1288	0.57
50-79 ACRES	2250	1284	0.57
80-99 ACRES	1900	1113	0.59
100+ ACRES	1650	1142	0.69
		SUM	4.39
		AVERAGE	0.55

.55 TIMES ACREAGE VALUE WILL GIVE WET VALUE

If Right of ways size is known, then its calculation is removed from total acreage size

Residential

402 VACANT LAND SALES (4/1/22-3/31/24)

BLUFF ADJUSTMENT HAYNES TWP										
PARCEL #	ADDRESS	DATE	ACRES	PRICE	ADJ S.P	PRICE/A	DOC/NOTE	TOWNSHIP		
080-024-200-060-00+	LAKE SHORE DR	1/28/2022	30	77500	\$77,500	\$2,583	WD	HAYNES	BLUFF	2700
080-024-300-011-00		11/1/2022	11.27	\$ 59,000	\$ 59,000	\$ 5,235		HAYNES	BLUFF	4350
080-013-300-070-00	2575 N LAKESHORE DR	11/30/2023	5.47	\$ 39,900	\$ 39,900	\$ 7,294	WD	HAYNES	BLUFF	4700
080-025-200-010-00		8/12/2022	7.3	\$45,000	\$45,000	\$6,164		HAYNES	BLUFF	4250
			54.04		\$221,400	\$4,097				